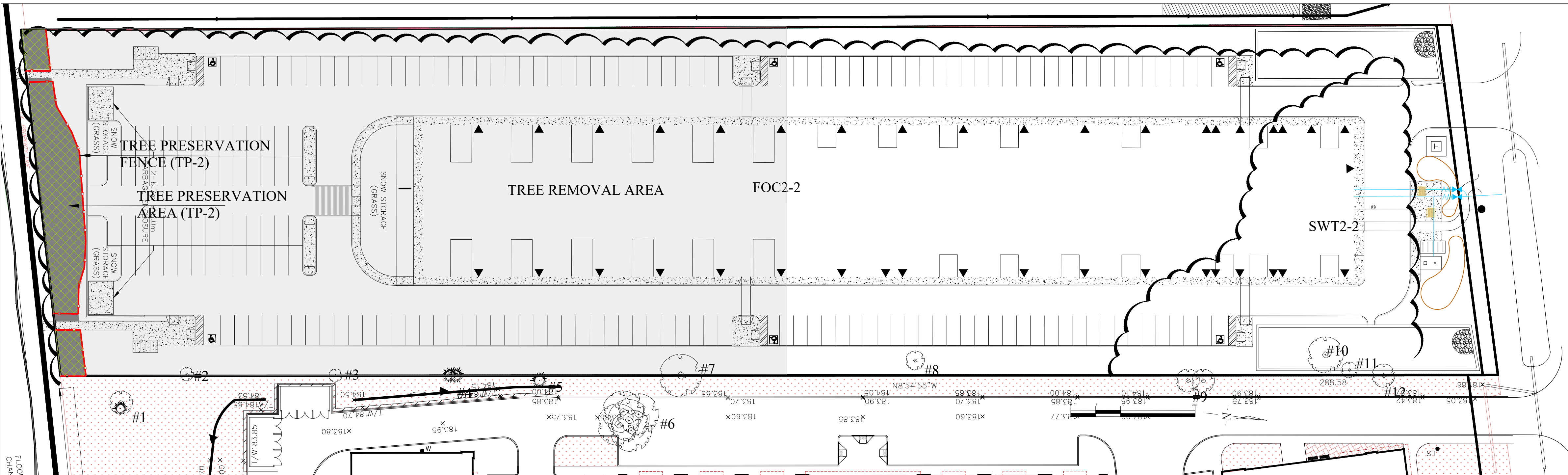




LANDSCAPE PLAN

SCALE: 1:500

140 Mountain Rd., February 17, 2022 - TREE INVENTORY

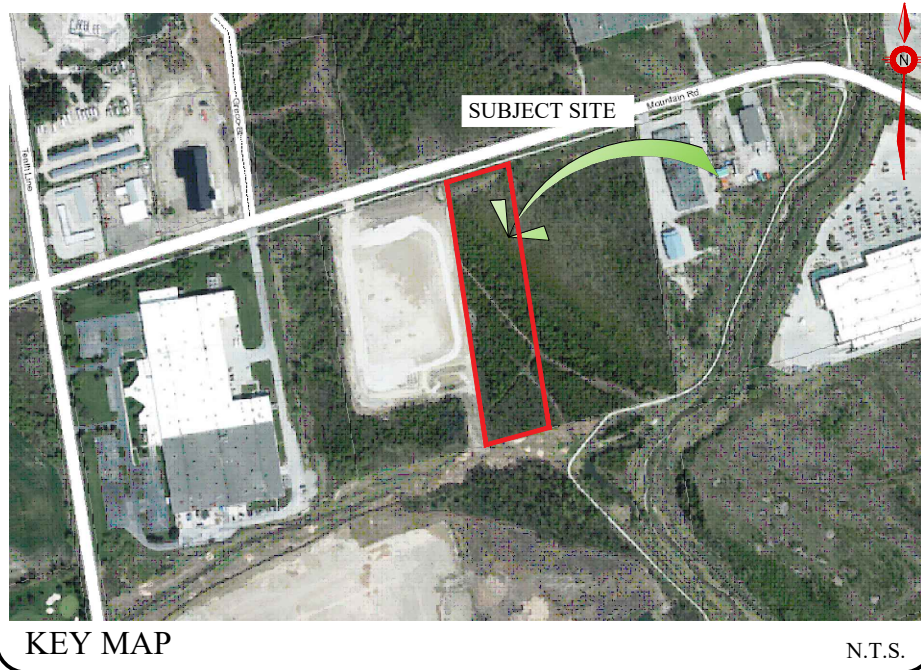
Tree #	Nr. of Trees	Botanical Name	Common name	DBH	Height	Crown O (m)	Maturity	Health conditions
1	1	<i>Populus balsamifera</i>	Balsam Poplar	21	8	3	Immature	Fair
	1	<i>Thuja occidentalis</i>	Eastern White Cedar	12	8	2	Immature	Fair
2	1	<i>Fraxinus pennsylvanica</i>	Green Ash	14	10	4	Immature	Fair
3	1	<i>Betula papyrifera</i>	White Birch	13	10	2	Immature	Fair
4	2	<i>Thuja occidentalis</i>	Eastern White Cedar	21	7	3	Immature	Fair
5	1	<i>Picea glauca</i>	White Spruce	19	8	3	Immature	Fair
6	5	<i>Populus tremuloides</i>	Trembling Aspen	≤30	12	7	Mature	Fair
7	1	<i>Populus tremuloides</i>	Trembling Aspen	28	12	8	Mature	Fair
8	1	<i>Betula papyrifera</i>	White Birch	10	8	3	Immature	Fair
9	2	<i>Fraxinus pennsylvanica</i>	Green Ash	16&2	≤10	4	Immature	Poor Evidence of borer
10	1	<i>Fraxinus pennsylvanica</i>	Green Ash	15 & 20	10	7	Immature	Fair Forked @ 0.5m
11	1	<i>Ulmus americana</i>	American Elm	13	6	2	Immature	Fair/Poor
12	1	<i>Fraxinus pennsylvanica</i>	Green Ash	16	8	4	Immature	Fair

140 Mountain Rd., February 17, 2022 - VEGETATION COMMUNITIES

(*Refer to EIS by Roots Environmental August 9, 2021)

Veg. ID ¹⁾	Canopy cover. %	Species	Freq.	DBH	Height	Crown Ø (m)	Maturity	Health conditions
			%	cm	m			
SWT2-2	30	<i>Fraxinus pennsylvanica</i>	40	≤30	≤14	≤6	Uneven aged	Fair
		<i>Ulmus americana</i>	10	≤25	≤12	≤6		
		<i>Populus balsamifera</i>	40	≤25	≤10	≤6		
		<i>Pinus sylvestris</i>	10	+/- 10	≤6	≤3	Immature	
FOC2-2	80	<i>Thuja occidentalis</i>	50	≤10	≤10	≤3	Immature	Fair
		<i>Populus balsamifera</i>	4	≤25	≤10	≤6	Uneven aged	
		<i>Populus tremuloides</i>	10	≤20	≤8	≤4		
		<i>Betula papyrifera</i>	15	≤20	≤14	≤6		
		<i>Pinus sylvestris</i>	20	≤15	≤10	≤5		
		<i>Fraxinus pennsylvanica</i>	1	≤10	≤10	≤3		

- PROPERTY LINE (SITE PLAN)
- EXISTING BOUNDARY TREES TO BE REMOVED. REFER TO TREE INVENTORY LIST.
- TREE PRESERVATION FENCE AS PER BSD-1232 ON TP-3.
- TREE GROUP TO BE PRESERVED.
- TREE GROUP TO BE REMOVED.
- LEGEND



GENERAL NOTES

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SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 25, 2020	SJT
2.	SITE PLAN REVISIONS	August 09, 2023	SJT
3.	REVISIONS AS PER TOWN COMMENTS	August 31, 2023	SJT
4.	SITE PLAN REVISIONS	April 9, 2024	SJT
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BASE PLAN REVISED-JUNE 2022

Client info:

APPROVED



DATE

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

Fax: 705-722-5660
Tel: 705-722-6278

140 Mountain Rd.
Town of Collingwood
INDUSTRIAL BUILDING

TREE INVENTORY/PRESERVATION PLAN

SCALE: AS SHOWN	DATE:	DESIGNED BY: SJT	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SJT	TP-1

THE INTENT OF TREE PRESERVATION AND PROTECTION IS TO PROVIDE AN INVENTORY OF EXISTING TREES ON SITE. IT IS NOT A SURVEY AND THEREFORE THE EXACT LOCATION OF EXISTING TREES MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

ALL TREES TO BE PRESERVED SHALL BE INDICATED AND MARKED AS SUCH ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE SITE DEVELOPMENT.

AS PART OF THE CLEARING AND GRUBBING, TREES LOCATED AT THE EDGES OF STANDS ABUTTING RESIDENTIAL ARE ARE TO BE PRUNED OF DEAD AND DISEASED LIMBS. PRUNING TO BE COMPLETED IN ACCORDANCE TO ACCEPTED HORTICULTURAL PRACTICES AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

IN THE EVENT THAT A TREE THAT HAS BEEN DESIGNATED FOR PRESERVATION IS DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE TOWN, THE LAND OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF SAID TREE WITH TREES OF EQUAL CALIPER VALUE AND COMPARABLE SPECIES, TO THE SATISFACTION OF THE THE TOWN AND THE LANDSCAPE ARCHITECT.

SPECIFICATIONS FOR PRESERVATION & PROTECTION

PRIOR THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, ALL TREES OR BLOCKS OF TREES THAT HAVE BEEN DESIGNATED FOR PRESERVATION, AS INDICATED ON THE ACCOMPANYING PLAN SHALL BE FULLY PROTECTED BY THE ERECTION OF HOARDING OUTSIDE OF OR AT THE DRIP LINE (SEE DETAIL). AREAS WITHIN THE HOARDING SHALL BE CLEARED AND GRUBBED ONLY UNDER THE WRITTEN DIRECTION AND SUPERVISION OF THE LANDSCAPE ARCHITECT.

EQUIPMENT OR VEHICLES SHALL NOT BE PARKED, REPAIRED OR REFUELED WITHIN TREE PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED AND EARTH MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE AREA OF ANY TREE NOT DESIGNATED FOR REMOVAL.

ANY TREES NOT DESIGNATED FOR REMOVAL SHALL NOT HAVE RIGGING CABLES ATTACHED OR WRAPPED AROUND THEM NOR SHALL ANY CONTAMINANTS BE DUMPED WITHIN THE PROTECTIVE AREAS. FURTHER, NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES TO BE PRESERVED.

THE CONTRACTOR OR LAND OWNER SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS THAT ARE NOT DESIGNATED FOR REMOVAL AS PER THE ACCOMPANYING PLAN.

UNLESS THE CONTRACT WORK SPECIFICALLY REQUIRES WORK WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, EQUIPMENT SHALL NOT BE OPERATED WITHIN THAT DRIP LINE AREA. WHEN CONTRACT WORK MUST BE COMPLETED WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, OPERATION OF EQUIPMENT WITHIN THAT DRIP LINE SHALL BE KEPT TO THE MINIMUM AMOUNT REQUIRED TO COMPLETE THE WORKS. PRIOR TO THE COMMENCEMENT OF SUCH WORKS THE LANDSCAPE ARCHITECT MUST BE GIVEN WRITTEN NOTIFICATION AND WILL SUBSEQUENTLY BE REQUIRED TO INSPECT SAID WORKS.

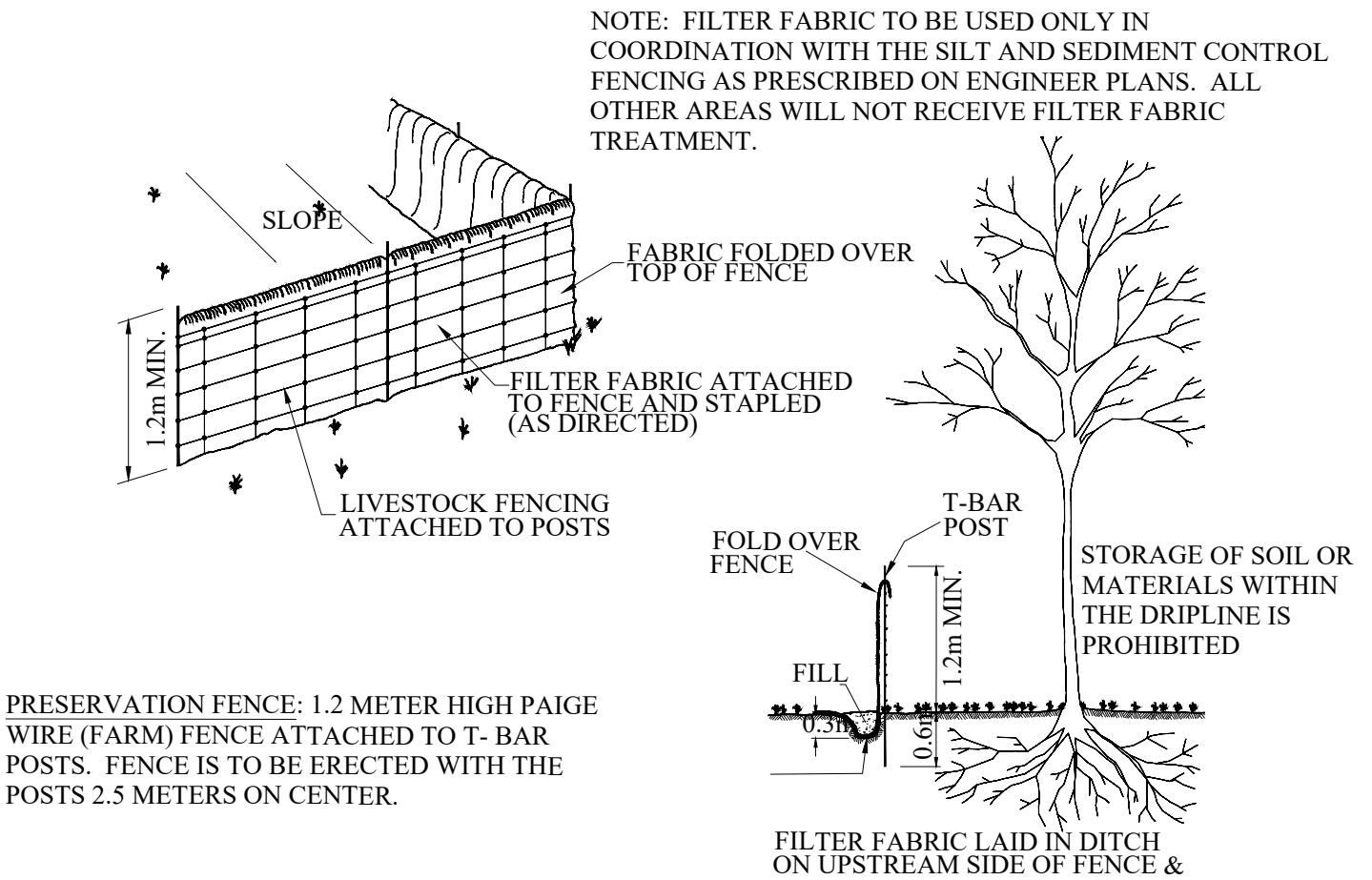
THE CONTRACTOR'S OPERATION SHALL IN NO WAY CAUSE DAMAGE TO THE TRUNK OR BRANCHES OF TREES NOT DESIGNATED FOR REMOVAL.

THE CONTRACTOR'S OPERATION SHALL NOT CAUSE FLOODING OR SEDIMENT DEPOSITS IN AREAS WHERE TREES ARE NOT DESIGNATED FOR REMOVAL.

IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES NOT DESIGNATED FOR REMOVAL, WRITTEN APPROVAL AND DIRECTION MUST BE GIVEN BY THE LANDSCAPE ARCHITECT PRIOR TO ANY WORKS. THE REMOVALS MUST BE EXECUTED CAREFULLY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND TECHNIQUES.

NO GRADING SHALL TAKE PLACE WITHIN THE PRESERVATION ZONE.

NOTES FOR PRESERVATION AND PROTECTION

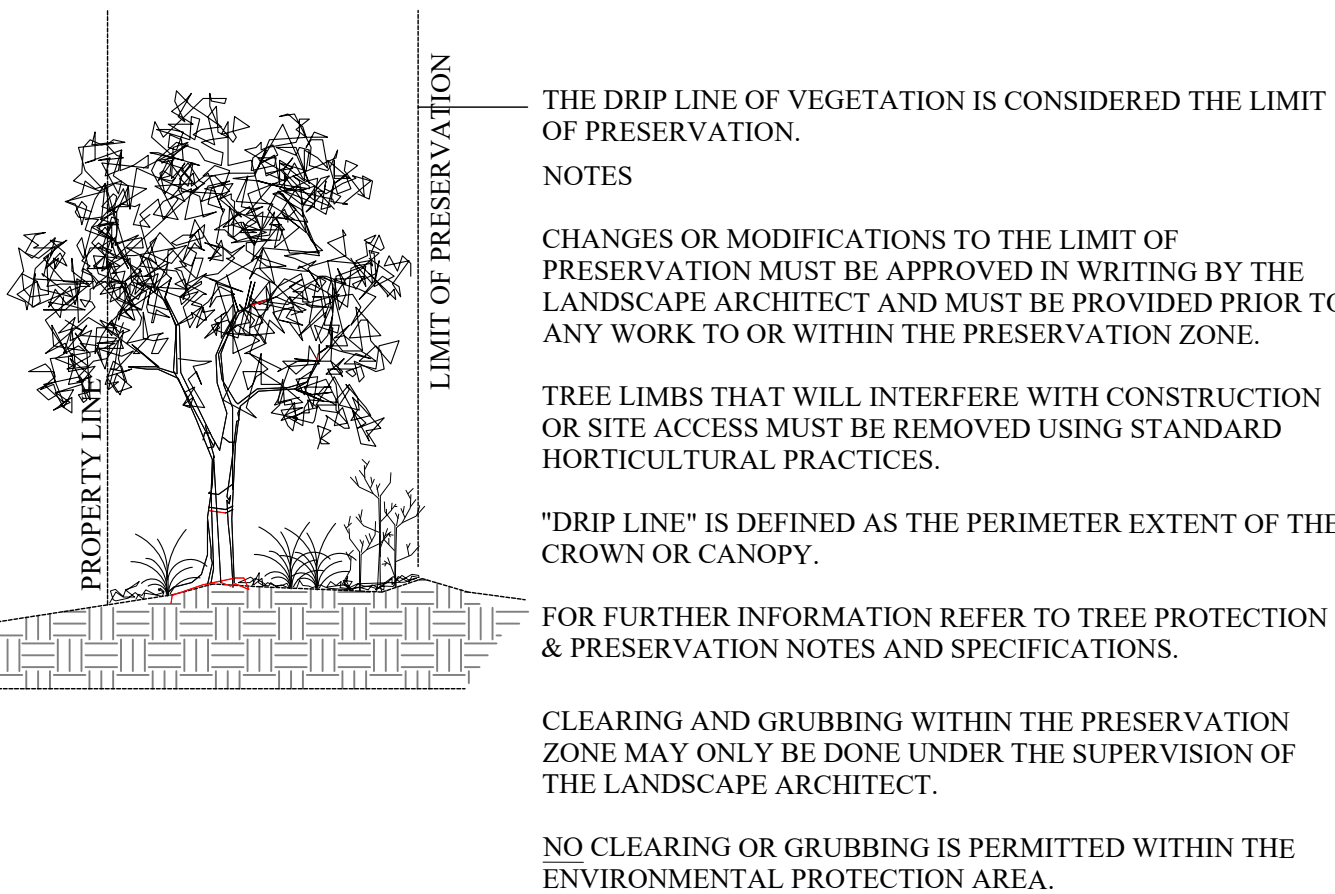


D1 - TREE PRESERVATION FENCE

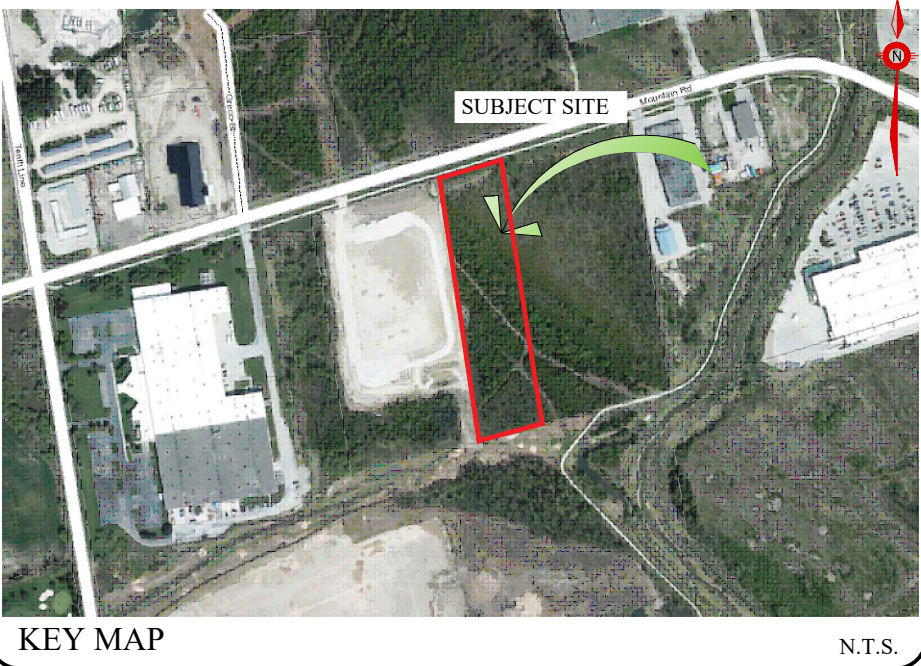
1. PROTECTION AREA IS INITIALLY IDENTIFIED IN THE FIELD BY A LICENSED ONTARIO SURVEYOR. THIS LINE APPROXIMATELY ESTABLISHES THE LIMITS OF TREE PRESERVATION SUBJECT TO AN ON-SITE MEETING WITH TOWN OF COLLINGWOOD PARKS PLANNING STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST.
2. THE LANDSCAPE ARCHITECT/ARBORIST AND THE TOWN OF COLLINGWOOD PARKS PLANNING STAFF MEET TO REVIEW THE SURVEYED LINE PRIOR TO ANY TREE REMOVAL OCCURRING, AND TO ADJUST THE LINE WHERE APPROPRIATE TO REFLECT THE ACTUAL NATURE OF A TREED AREA AS OPPOSED TO A STRAIGHT CUT LINE.
3. TREES THAT ARE SUSCEPTIBLE TO FALLING ONTO PRIVATE PROPERTY OR MUNICIPAL PROPERTY FROM WITHIN THE TREE PRESERVATION ZONE WILL BE IDENTIFIED FOR REMOVAL. REMOVAL WILL TAKE PLACE AS PRESCRIBED IN ITEM #6 BELOW.
4. ONCE THE SITE VISIT HAS CONCLUDED, THEN TREE PRESERVATION FENCING WILL BE ERECTED ALONG THE AGREED TREE PRESERVATION LINE.
5. FULL TREE REMOVAL OUTSIDE OF THE TREED AREAS MAY OCCUR ONCE THE PRESERVATION FENCING HAS BEEN ERECTED AND ALL REQUIRED TREE REMOVAL PERMITTING IS ISSUED.
6. TREES ARE TO BE FELLED IN SUCH A MANNER AS TO NOT DISTURB VEGETATION TO REMAIN. NO MACHINERY OR EQUIPMENT SHALL BE OPERATED OR STORED WITHIN THE DRIPLINE OF PROTECTED TREES.
7. STUMP REMOVALS ARE TO BE IMPLEMENTED AS TO NOT TO DISTURB THE GROUND WITHIN THE TREE PRESERVATION ZONE.
8. ONCE TREE REMOVAL HAS OCCURRED, AND PRIOR TO THE ISSUANCE OF THE UNDERGROUND CERTIFICATE, A RE-INSPECTION OF THE TREE PRESERVATION AREAS MUST OCCUR WITH TOWN OF COLLINGWOOD STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST. ANY ADDITIONAL TREES TO BE REMOVED WILL BE NOTED BY THE TOWN OF COLLINGWOOD PARKS PLANNING STAFF AND LANDSCAPE ARCHITECT/ ARBORIST.
9. ALL TREES ON ADJACENT PRIVATE LAND SHALL RECEIVE DRIPLINE PROTECTION.

TREE PRESERVATION PROCESS

NOTE:
NO TREE CUTTING SHALL OCCUR BETWEEN APRIL 1st AND OCTOBER 31st UNLESS CLEARANCE FROM M.N.R. AND M.E.C.P. IS PROVIDED.



D2 - LIMIT OF TREE PRESERVATION DETAIL



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BASE PLAN REVISED-JUNE 2022

Client info:

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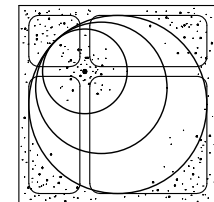


DATE

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274 Burton Ave., Suite 1201
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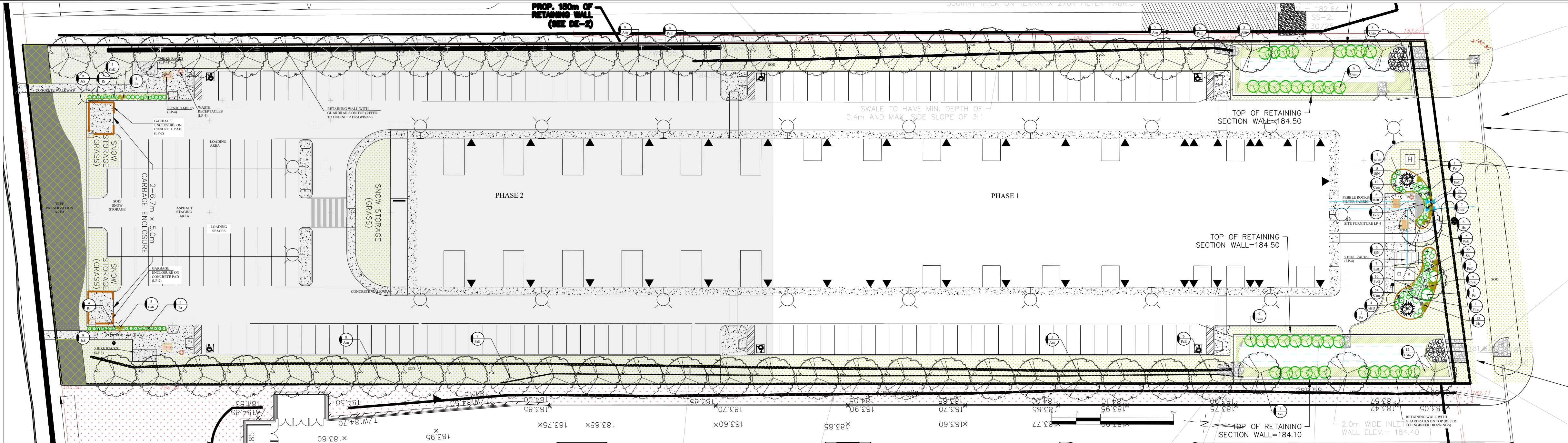
Fax: 705-722-5660
Tel: 705-722-6278

140 Mountain Rd.
Town of Collingwood

INDUSTRIAL BUILDING

TREE PRESERVATION DETAILS

SCALE: AS SHOWN	DATE:	DESIGNED BY: SJT	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SJT	TP-2



LANDSCAPE PLAN

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
DECIDUOUS TREES								
Asn	16	SILVER MAPLE	Acer saccharinum	60 mm	W.B.	9.0 m o/c	1101	Full Form/ Fall pruning only
PaE	14	EXCLAMATION PLANE TREE	Platanus x acerifolia 'Exclamation'	60 mm	W.B.	9.0 m o/c	1101	Full Form/Acidic soil

CONIFEROUS TREES

Po	2	SERBIAN SPRUCE	Picea omorika	200cm	w.b.	As Per Drawing	1102	Full form / Do not cut leader
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DECIDUOUS SHRUBS

Cean	18	NEW JERSEY TEA	Ceanothus americanus	60 cm	3 gal	1.8m o/c	1103	Full form / Container grown
Csto	20	RED OSIER DOGWOOD	Cornus stolonifera	60 cm	3 gal	2.0m o/c	1103	Full form / Container grown
EaC	2	DWARF WINGED BURNING BUSH	Euonymus alatus 'Compactus'	60 cm	3 gal.	1.60 m o/c	1103	Full form / Container grown
Pc	1	PURPLE LEAF SAND CHERRY	Prunus x cistena	60 cm	3 gal	0.90m o/c	1103	Full form / Container grown
SjN	9	NEON FLASH SPIRAEA	Spiraea japonica 'Neon Flash'	60 cm	3 gal	1.00m o/c	1103	Full form / Container grown

SPREADING EVERGREENS

JhBC	13	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	40 cm	3 gal	2.0 m o/c	1103	Full form / Container grown
JsBD	8	BLUE DANUBE JUNIPER	Juniperus sabinna 'Blue Danube'	40 cm	3 gal	1.25 m o/c	1103	Full form / Container grown
Pmp	1	MUGHO PINE	Pinus mugo var. pumilio	60cm	7 gal.	1.50 m o/c	1103	Full form / Container grown

PERENNIALS

Cam	66	HAREBELL	Campanula rotundifolia	1 gal	pot	0.45 m o/c	n/a	Full form / Container grown
Gs	44	BLOODY CRANESBILL	Geranium sanguineum	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown

ORNAMENTAL GRASSES

CaK	16	KARL FOERSTER FEATHER REED GRASS	Calamagrostis arundinacea "Karl Foerster"	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
FvG	25	BLUE FESCUE	Festuca glauca	1 gal	pot	0.30 m o/c	n/a	Full form / Container grown
Hs	19	SAPPHIRE FOUNTAIN BLUE OAT GRASS	Helictotrichon sempervirens 'Saphirsprudel'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown

PLANT LIST PHASE 1

REFER TO PLANTING NOTES AND DETAILS ON LP-3

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
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DECIDUOUS TREES

Asn	16	SILVER MAPLE	Acer saccharinum	60 mm	W.B.	9.0 m o/c	1101	Full Form/ Fall pruning only
PaE	15	EXCLAMATION PLANE TREE	Platanus x acerifolia 'Exclamation'	60 mm	W.B.	9.0 m o/c	1101	Full Form/Acidic soil

DECIDUOUS SHRUBS

Rr	17	NEARLY WILD ROSE	Rosa rugosa 'Nearly Wild'	60 cm	3 gal	0.90m o/c	1103	Full form / Container grown
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UPRIGHT EVERGREENS

JsS	18	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	200cm	w.b.	0.90 m o/c	1103	Full form / Container grown
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ORNAMENTAL GRASSES

CaK	6	KARL FOERSTER FEATHER REED GRASS	Calamagrostis arundinacea "Karl Foerster"	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
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PLANT LIST PHASE 2

REFER TO PLANTING NOTES AND DETAILS ON LP-3

DECIDUOUS TREES (LP-3)

CONIFERS (LP-3)

SHRUBS (LP-3)

PERENNIALS

ORNAMENTAL GRASSES

PROPERTY LINE (SITE PLAN)

MULCHED SHRUB PLANT BED.

WASTE RECEPTACLES (LP-4)

RETAINING WALL (Eng. plans).

LIGHTS (Lighting plan)

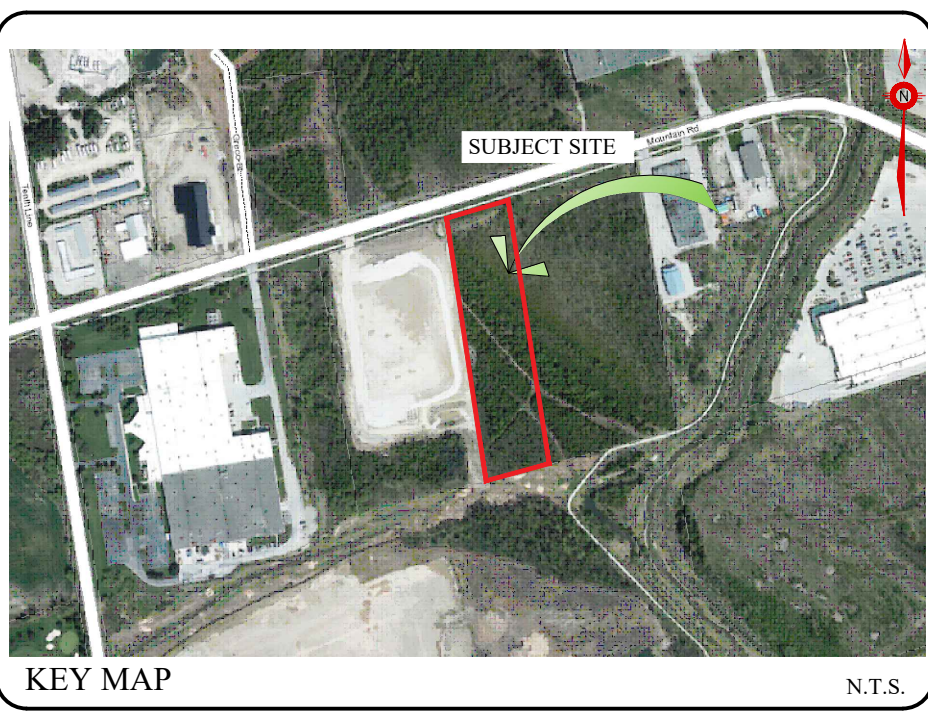
CONCRETE WALKWAY (LP-4)

PICNIC TABLES (LP-4)

SOD AREA

SWM POND NATIVE SEED MIX.

GENERAL LEGEND



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LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURE TO BE REPRODUCED

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

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L4N 5W4

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140 Mountain Rd.
Town of Collingwood
INDUSTRIAL BUILDING

LANDSCAPE PLAN

SCALE: AS SHOWN	DATE:	DESIGNED BY: SJT	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SJT	LP-1

SITE CONDITIONS

1. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION OR ANY OTHER FEATURES TO BE RETAINED.
3. FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED, LABORATORY TESTED AND REPLACED AS PER TOPSOIL REQUIREMENTS.
4. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS.
5. DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE UNLESS OTHERWISE STATED.
6. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m OF THE GROUND.
7. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE SITE.
8. SOD TO BE CANADA NO.1 NURSERY SOD, MEETING Landscape Ontario Horticultural Trades Association Guideline's Chap. 8 STANDARDS (Turfgrass Sod).

Species suited for Ontario include:
1. Turf-type Perennial ryegrass
2. Turf-type Kentucky Bluegrass
3. Turf-type Red fescue (including Chewing's and creeping Fescues)

ALL SOD AREAS TO RECEIVE 200mm DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED. TOPSOIL QUALITY SHALL BE AS PER OPSS.MUNI 802.

PLANTING NOTES

9. LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND MUNICIPAL STAFF PRIOR TO INSTALLATION.
10. ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTER SPACING) ARE TO BE PLANTED AS NOTED IN THE PLANT SCHEDULE.
11. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
12. ALL MASS PLANTINGS OF SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED AS SPECIFIED.
13. ALL TREE PITS SHALL INCLUDE TREATMENT WITH MICORRHIZAL FUNGI OF THE WALLS BEFORE PLANTING (2L OF "MIKE" OR SIMILAR PRODUCT SHALL BE USED FOR EACH 60MM CALIPER TREE)
14. ALL TREES ARE TO BE STAKED OR GUY WIRED ACCORDING TO DETAILS PROVIDED. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT.
15. REMOVE BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.
16. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.
17. ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
18. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY INNSIFLRS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING DAY.
19. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

INSPECTION AND WARRANTY

1. GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT FOR THE REQUIRED START UP SITE INSPECTION TO REVIEW SITE CONDITIONS AND SCHEDULE FOLLOW UP INSTALLATIONS.
2. INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING. REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEAR FROM DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY PERIOD OR BE REPLACED AT THE CONTRACTORS EXPENSE.
5. FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.

TOPSOIL REQUIREMENTS

6. PROVIDE MINIMUM SOIL VOLUME PER TREE AT 0.45m DEPTH FOR STREET TREES (OR ABOVE UTILITIES) AND MAX. 0.9m IN OTHER AREAS:
 - 18 m³ FOR LARGE TREES
 - 12 m³ FOR SMALL TREES
7. PREPARED SOIL MIXTURE FOR EACH TREE PITS AND SHRUBS SHALL CONSIST OF HIGH QUALITY SOIL:
 - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5+ OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS
 - ONE PART COARSE PULVERIZED CANADIAN PEAT MOSS
 - ONE PART OF WELL-ROTTED FARM MANURE
8. PREPARED SOIL MIXTURE FOR SOD AREAS SHALL CONSIST OF MIN. 20cm HIGH QUALITY SOIL:
 - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5+ OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS

PLANTING NOTES

SHORLINE ZONE

NO-MOW ZONE
APPROXIMATELY 359.69 sqm (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

#7107 - SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE

- 5% NODDING BUR MARGOLD (Biddens cernua)
- 22% FOX SEDGE (Carex vulpinoidea)
- 25% CANADA WILD RYE (Elymus canadensis)
- 25% SWITCHGRASS (Panicum virgatum)
- 23% FOWL MEADOWGRASS (Poa palustris)

SEEDING RATE - 30kg PER HECTARE

SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE AT A RATE OF 25kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.

NB - ALL DISTURBED AREAS TO BE TERRASEEDED

UPLAND PLANTING ZONE

NO-MOW ZONE (INCLUDING ACCESS ROAD)
APPROXIMATELY 348.54 sqm (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

SIMCOE COUNTY NATIVE UPLAND MIXTURE

- 2% NEW ENGLAND ASTER (Aster novae-angliae)
- 12% BLACK EYED SUSAN (Rudbeckia hirta)
- 20% SAND DROPSPEED (Sporobolus eryandrus)
- 20% CANADA WILD RYE (Elymus canadensis)
- 4% CANADA GOLDEN ROD (Solidago canadensis)
- 5% COMMON MILKWEED (Asclepias syriaca)
- 1% WILD BERGAMONTE (Monarda fistulosa)
- 1% SMOOTH BLUE ASTER (Aster laevis)
- 15% LITTLE BLUE STEM (Andropogon scoparius)
- 20% INDIANGRASS (Sorghastrum nutans)

SEEDING RATE - 25kg PER HECTARE

SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF NATIVE UPLAND PLANTING MIXTURE AT A RATE OF 25kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.

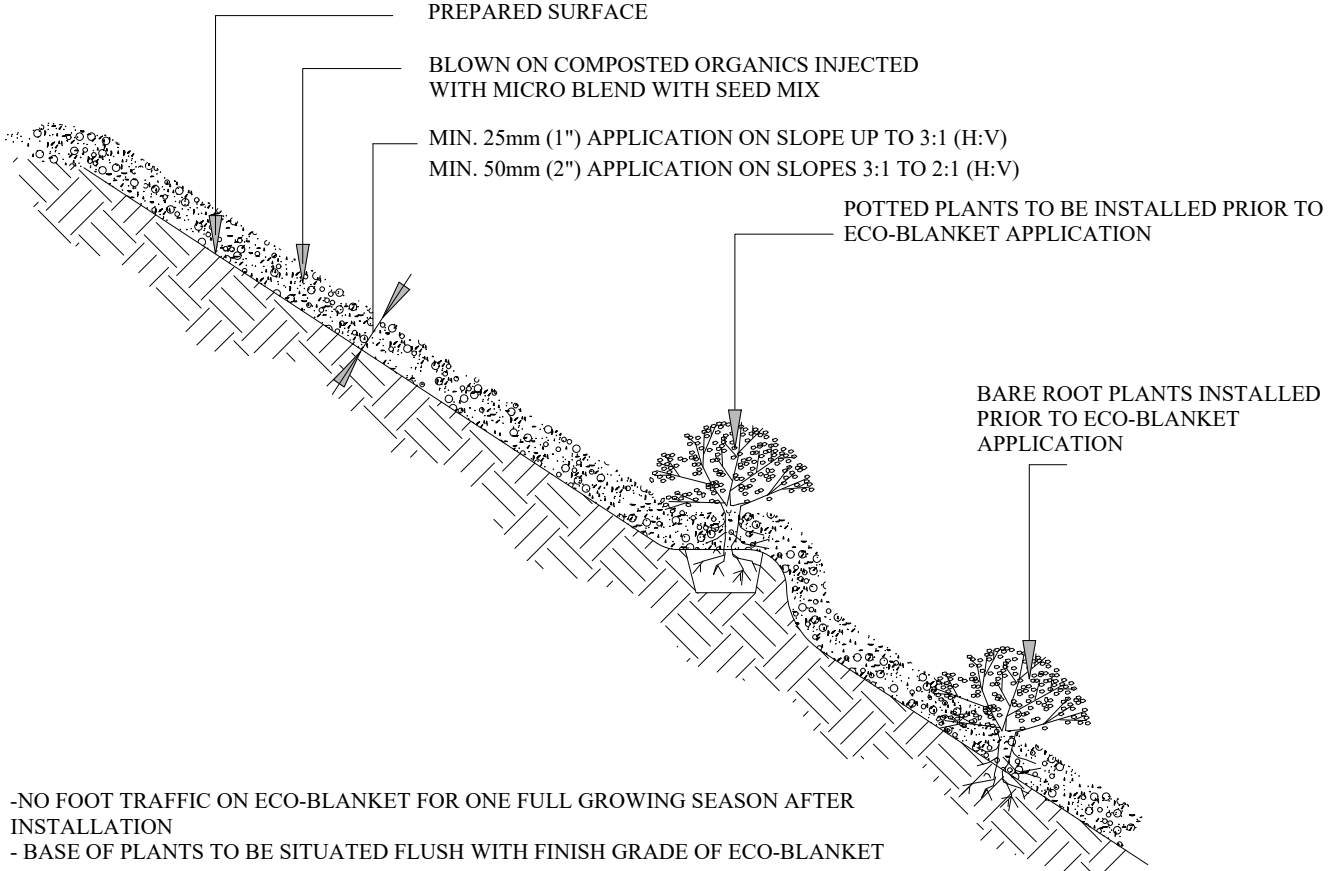
TERRASEEDING APPLICATION SPECIFICATIONS

ECOBLANKET OR TERRASEEDING TACTIFIER / FLEXIGUARD HYDROMULCH SHALL BE APPLIED AS PER MANUFACTURER SPECIFICATIONS. SEE NOTES ON THIS PAGE.

TOP SOIL:

TOPSOIL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 0.45m FOR TERRESTRIAL AREAS EXCEPT THE ACCESS ROAD BASE (5cm) AND MINIMUM 0.35m FOR TEMPORARY UNDERWATER AREAS.
TOPSOIL QUALITY SHALL BE AS PER OPSS.MUNI 802. IT SHALL BE TESTED BY AN INDEPENDENT LABORATORY PRIOR TO INSTALLATION.

SEEDING AND TOP SOIL NOTES



-NO FOOT TRAFFIC ON ECO-BLANKET FOR ONE FULL GROWING SEASON AFTER INSTALLATION
-BASE OF PLANTS TO BE SITUATED FLUSH WITH FINISH GRADE OF ECO-BLANKET

1.0 Description:

This work shall consist of furnishing, constructing and maintaining an EcoBlanket to Rexius specifications. EcoBlanket is a ground cover (surface blanket) of the Rexius specified compost/mulch (Erosion Blend) combined with a special additive (Microblend) constructed with a pneumatic blower to control and reduce soil erosion. An EcoBlanket stabilizes the soil, prevents splash, sheet and rill erosion, and removes suspended soil particles and contaminants from water moving off the site and into adjacent waterways or storm water conveyance systems.
1.1. This EcoBlanket must be applied by Landsource Organix Ltd., 100 Britannia Road East, Hornby, Ontario L0P 1E0, tollfree 1 877 548 8558 (toll free fax 1 877 548 8559) or equivalent certified EcoBlanket installer.
1.2. Materials must be applied using a pneumatic blower unit complete with a supplemental granular injection system capable of installing at least 15 cubic metres per hour.
1.3. Contractor must have at least 3 years of proven experience in successfully installing EcoBlankets/MT.

2.0 Material:

The EcoBlanket filtering material consists of the Rexius Erosion Blend of compost and mulch materials, according to the Rexius particle sizing specifications, in combination with the Rexius Microblend additive.
2.1. Particle size must meet exact specifications of the Rexius EcoBlanket Erosion Blend material supplied by a certified supplier/installer.
2.2. The compost portion of EcoBlanket shall be derived from well-decomposed organic matter sources produced by controlled aerobic (biological) decomposition that has been sanitized through the generation of heat and stabilized to the point that it is appropriate for this particular application. Compost material shall be processed through proper thermophilic composting, meeting the Canadian Council of Ministers of the Environment's (CCME) definition for a 'process to further reduce pathogens' (PPRP). The compost portion shall meet the chemical, physical and biological properties (as outlined in the chart on reverse). These and all other required properties for the performance of the EcoBlanket are included in the Rexius EcoBlanket Manufacture Guidelines followed by certified suppliers/installers.
2.3. Rexius Microblend additive shall be injected into Erosion Blend material at time of EcoBlanket construction.
2.4. A proof of certification as an EcoBlanket supplier shall be submitted to the Landscape Architect for approval prior to installation. Test results for EcoBlanket performance shall be made available upon request.
2.5. Where seeding or planting is planned, Erosion Blend material must meet Rexius' minimum specification requirements for seeding purposes.

3.0 Construction:

- 3.1. The EcoBlanket shall be placed as shown on the plans or as directed by the Landscape Architect.
- 3.2. On areas with slopes 3:1 to 2:1 (H:V) the EcoBlanket shall be uniformly applied directly at the soil surface with a pneumatic blower as specified by Rexius. EcoBlanket shall be applied at a depth of 50 mm minimum and approximately 90 cm over the top of the slope, or overlap it into existing vegetation. On areas with slopes up to 3:1(H:V) the EcoBlanket shall be applied at a depth of 25mm minimum. In extreme conditions and where specified by the Engineer/Landscape Architect, EcoBerms shall be added and constructed at the top of the slope in parallel intervals down the profile of the slope (6 metres to 9 metres apart) if necessary. (The Engineer/Landscape Architect shall specify berm requirements)
- 3.3. Rexius Microblend shall be applied/injected at a minimum rate of 615 kgs. per hectare (or as specified by Rexius), to be confirmed by inspector/project manager.
- 3.4. EcoBlanket application depth may be modified based on specific site (e.g., soil characteristics, existing vegetation) and climatic conditions, as well as particular project related requirements. The severity of slope grade, as well as slope length will also influence the addition of EcoBerms and number of EcoBerm placements in combination with the EcoBlanket.
- 3.5. If temporary or long-term vegetation is required, Erosion Blend material may be injected with seed during application. The Engineer/Landscape Architect shall specify seed requirements and the compost/mulch component shall abide by the minimum standards set by Rexius for seeding.
- 3.6. Where vegetation is to be established, slightly roughen (scarify) slopes and remove large clods, rocks, stumps, roots larger than 50 mm in diameter and debris on slopes. This soil preparation step may be eliminated where approved by the Landscape Architect/Designer, or where seeding or planting is not planned. Where practical, track (compact) perpendicular to contours on the slope using a bulldozer before applying EcoBlanket injected with seed.
- 3.7. Do not use EcoBlankets in areas of concentrated flow (ie. ditches, streams, etc.)
- 3.8. Unless otherwise allowed by Landscape Architect, seeding shall be performed within the local region's seeding deadlines.

4.0 Maintenance:

The Contractor shall maintain the EcoBlanket in a functional condition at all times. Contractor shall make periodic inspections of the EcoBlanket for effectiveness and shall immediately correct all deficiencies. Where deficiencies exist, additional EcoBlanket material shall be installed immediately to required depth.

5.0 Method of Measurement:

EcoBlanket shall be measured by the square metre, complete in place.

6.0 Performance:

- 6.1. Place EcoBlankets on denuded areas immediately or as directed by Landscape Architect. EcoBerms and/or temporary or permanent vegetation shall be applied/established when necessary, along with other appropriate structural measures and controls, for additional erosion and sediment control.
- 6.2. The work specified in this Section consists of designing, providing, and maintaining erosion and sedimentation controls as necessary. All existing and foreseeable future conditions that affect the work inside and outside the site limits must be acknowledged as the Contractor's responsibility.
- 6.3. Contractor is responsible for providing effective sediment control measures based on performance. Contractor may, with approval from the Landscape Architect, work outside the minimum construction requirements to establish a working erosion control system.

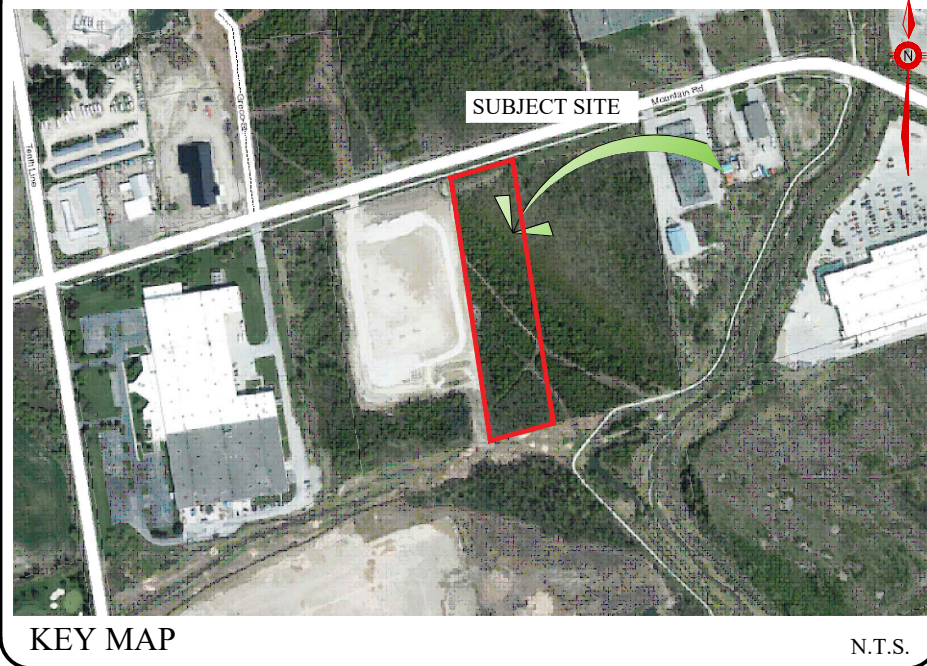
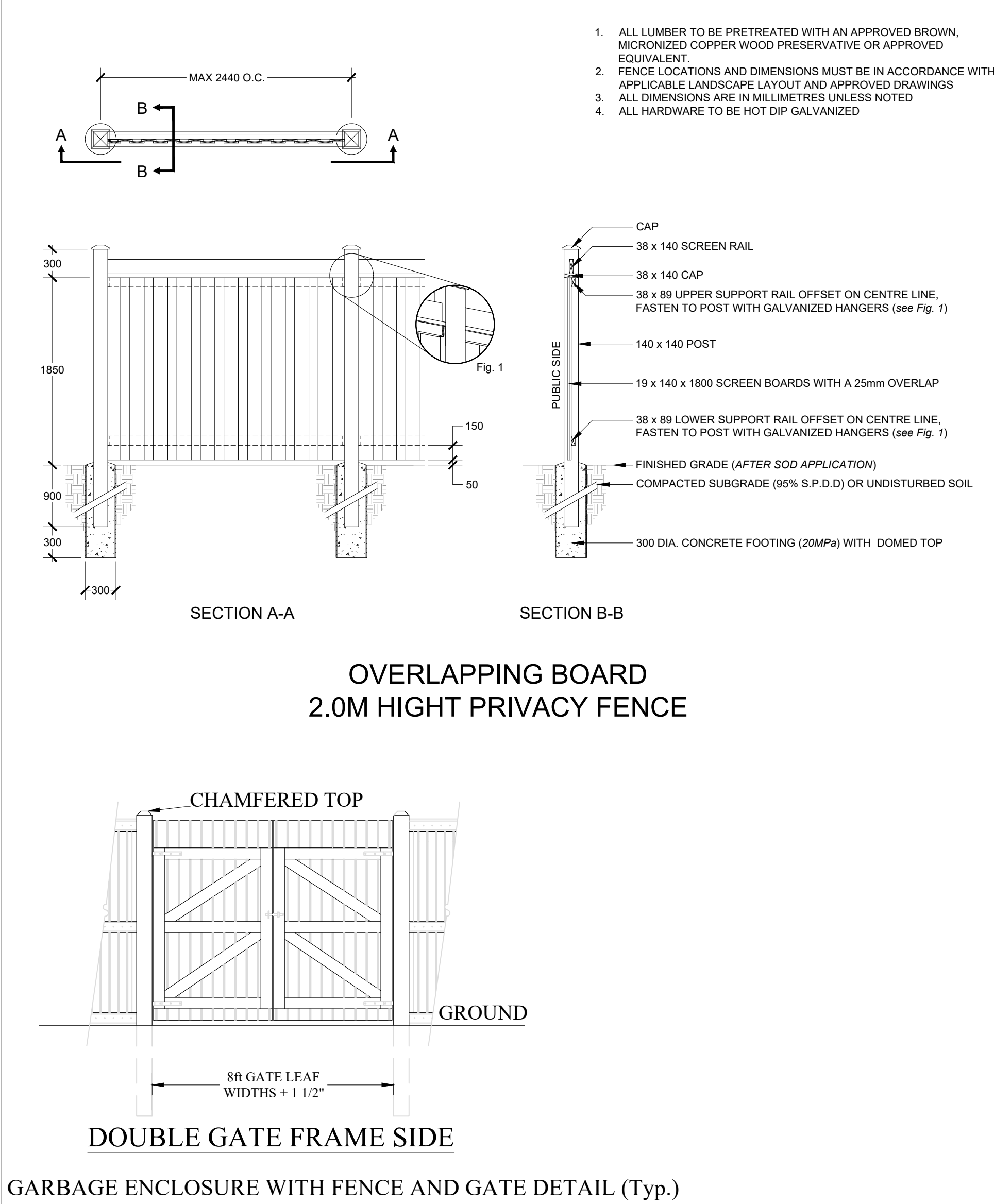
Parameters1.4 Reported as (units of measure) EcoBlanket to be Vegetated EcoBlanket to be left Un-vegetated

PH2 pH units 5.0 - 8.5 N/A
Soluble Salt Concentration2 (electrical conductivity) ds/m (mmhos/cm) Maximum 5 N/A
Stability3 Carbon Dioxide Evolution Rate mg CO2-C per g OM per day < 8 N/A
Physical Contaminants (man-made inerts) % dry weight basis < 1

1. Recommended test methodologies are provided in Test Methods for the Examination of Composting and Compost (SCC through BNQ).
2. Each specific plant species requires a specific pH range. Each plant also has a salinity tolerance rating, and maximum tolerable quantities are known. When specifying the establishment of any plant or turf species, it is important to understand their pH and soluble salt requirements, and how they relate to the compost in use.
3. Stability/Maturity rating is an area of compost science that is still evolving, and as such, other various test methods could be considered. Also, never base compost quality conclusions on the result of a single stability/maturity test.
4. Landscape Architect may modify the allowable compost specification ranges based on specific field conditions and plant requirements.

ECOBLANKET SPECIFICATIONS AND DETAIL

DETAIL ADAPTED FROM LANDSOURCE ORGANIX EcoBlanket (tel.:1-877-548-8558)



GENERAL NOTES

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ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY J.D.B. ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT OF A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

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SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 25, 2020	SIT
2.	SITE PLAN REVISIONS	August 09, 2023	SIT
3.	REVISIONS AS PER TOWN COMMENTS	August 31, 2023	SIT
4.	SITE PLAN REVISIONS	April 9, 2024	SIT
5.	REVISIONS AS PER TOWN COMMENTS	September 4, 2024	SIT
6.	SITE PLAN REVISIONS	January 19, 2026	SIT

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THIS DRAWING IS NOT TO BE SCALED.



Client info:

APPROVED

DATE



JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

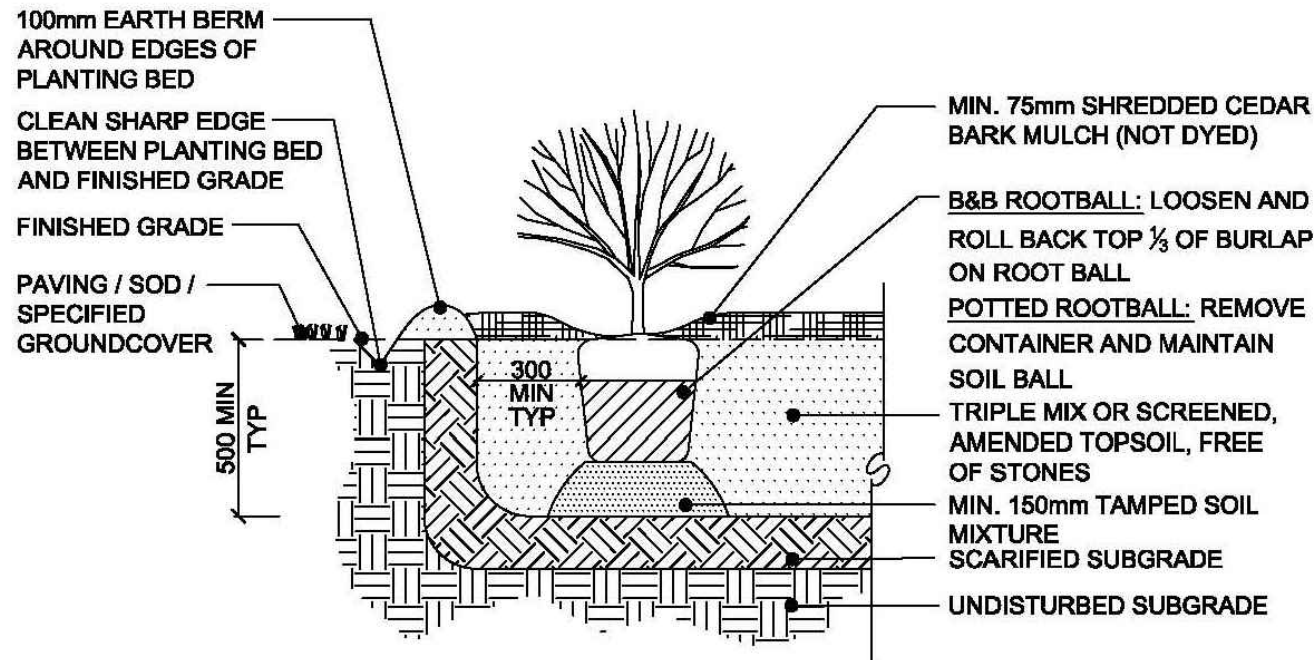
274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

Fax: 705-722-5660
Tel: 705-722-6278

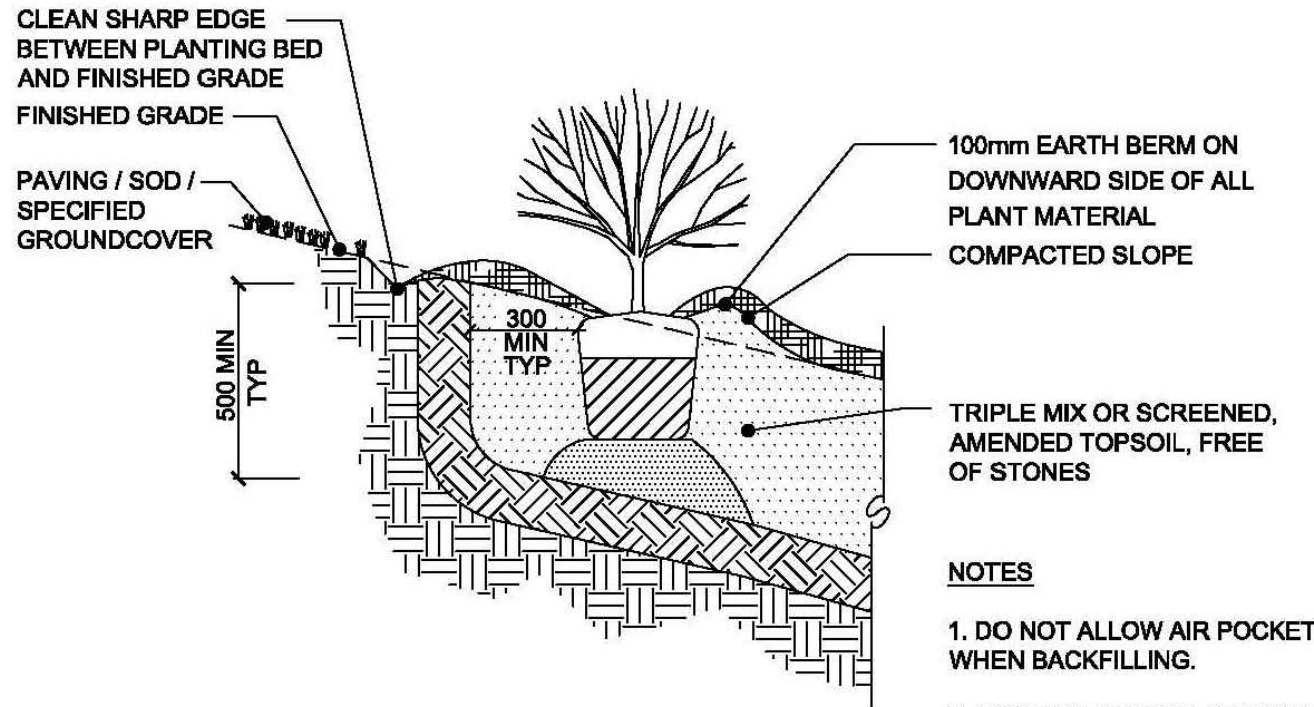
140 Mountain Rd.
Town of Collingwood
INDUSTRIAL BUILDING

LANDSCAPE PLAN DETAILS

SCALE:	DATE:	DESIGNED BY:	REVIEWED BY:
NTS		SIT	NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SIT	LP-2



TYPICAL SHRUB PLANTING



PLANTING ON 3:1 SLOPE DETAIL

- NOTES
1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
 2. POSITION CROWN OF ROOT BALL 25mm ABOVE FINISH GRADE TO ALLOW FOR SETTLING.
 3. ALL DIMENSIONS IN MILLIMETRES.

NO.	REVISION	APRD	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

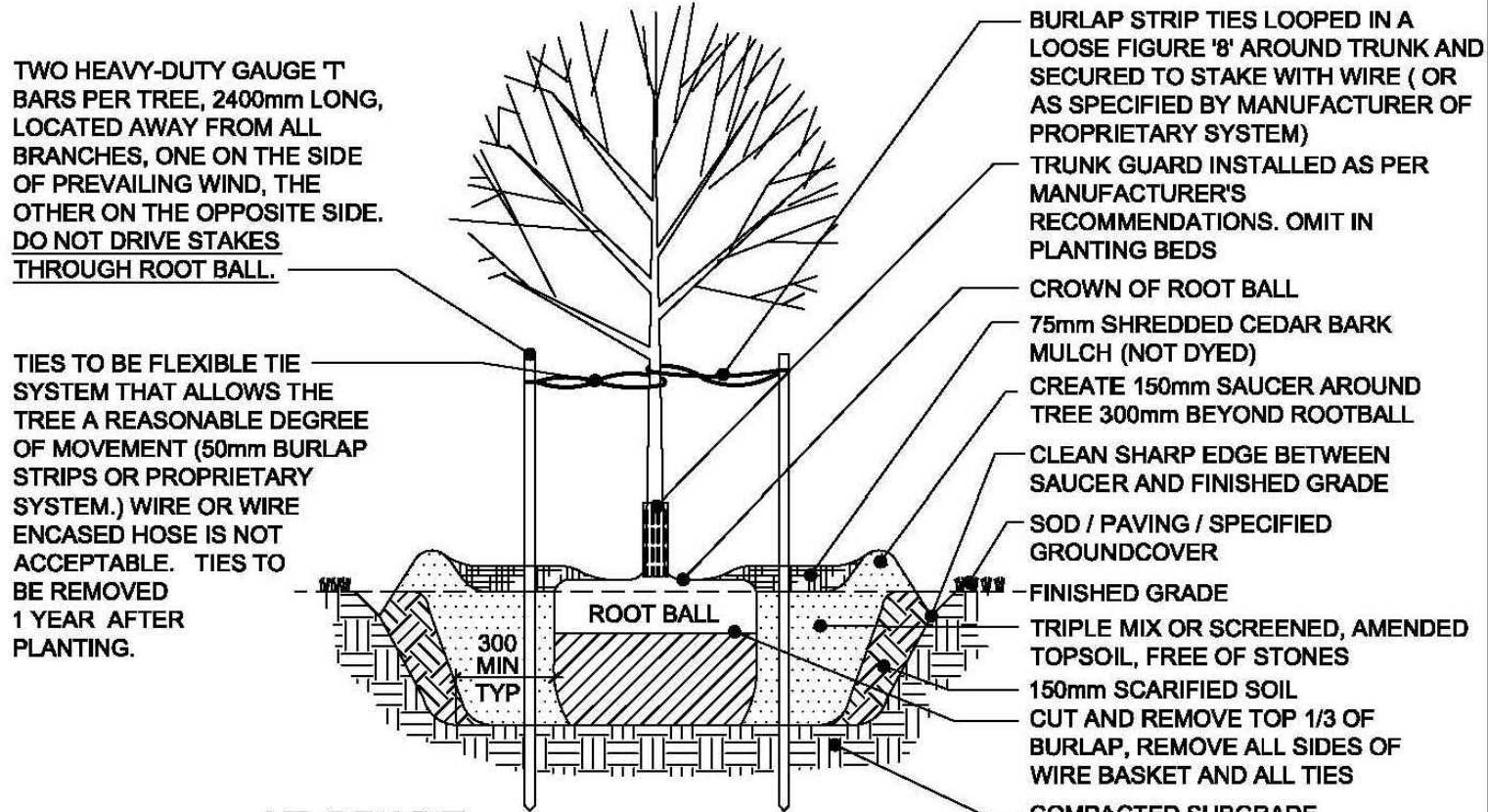
TOWN OF COLLINGWOOD

APRD: DW
DRAWN: AB
DATE: JAN/03
SCALE: NTS

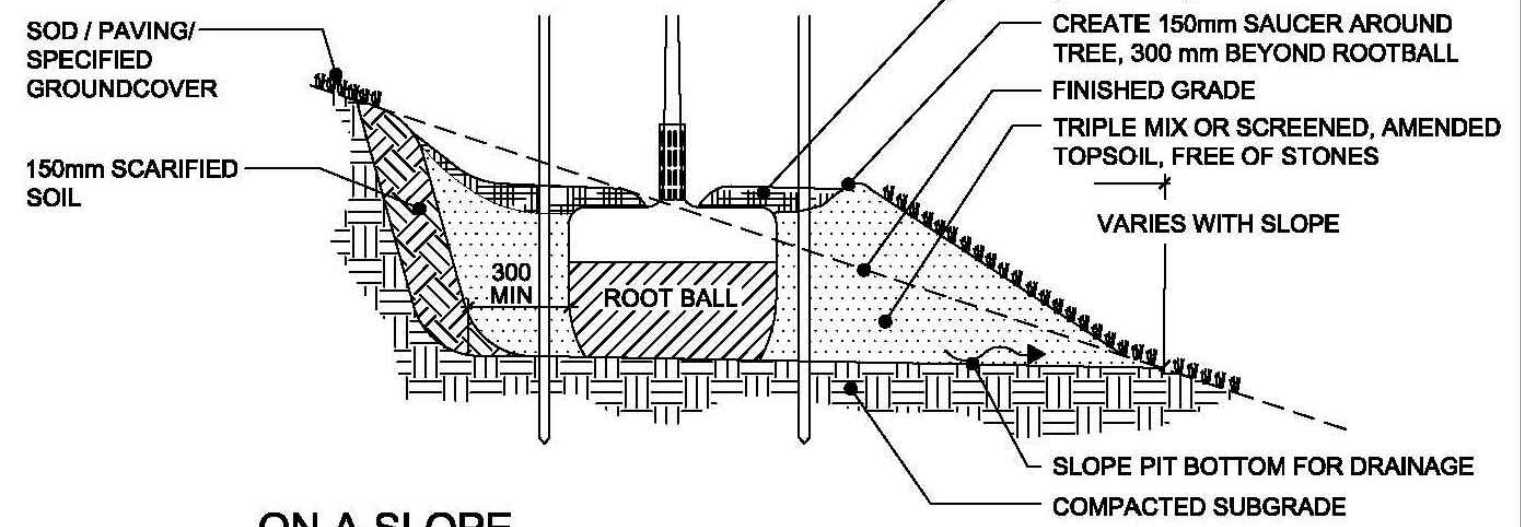
SHRUB PLANTING

STD. No. 1103

SHRUB PLANTING DETAIL (Typ.)



AT GRADE



ON A SLOPE

- NOTES
1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
 2. POSITION CROWN OF ROOT BALL 50mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
 3. DO CORRECTIVE PRUNING TO RETAIN NATURAL FORM OF TREE.
 4. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
 5. NO TREE PITTS SHALL BE LEFT OPEN OVERNIGHT.
 6. ALL DIMENSIONS ARE IN MILLIMETRES.

NO.	REVISION	APRD	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

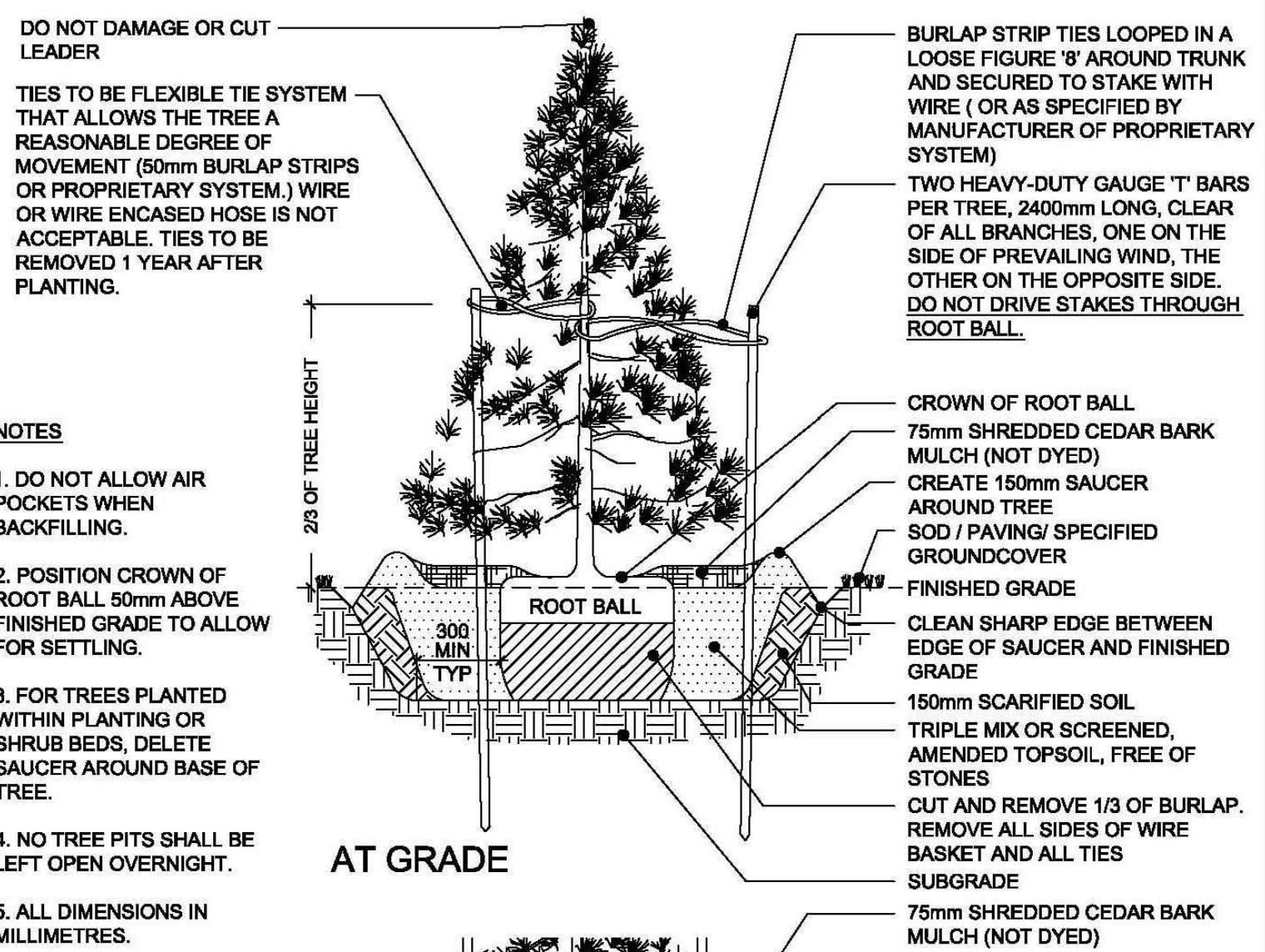
TOWN OF COLLINGWOOD

APRD: DW
DRAWN: AB
DATE: JAN/03
SCALE: NTS

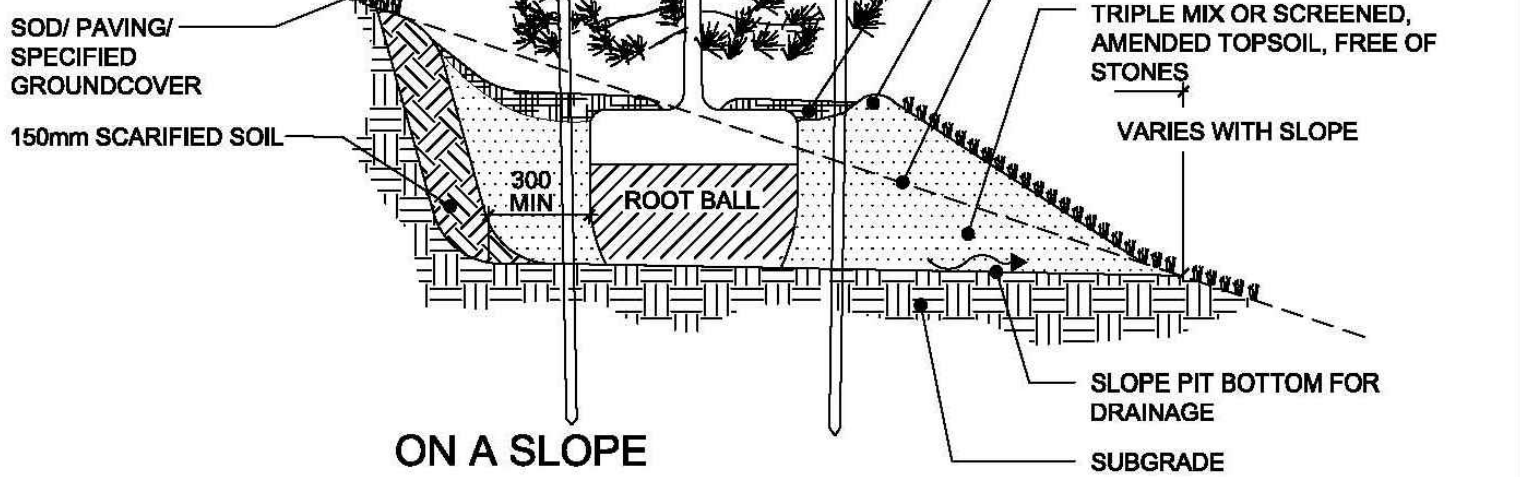
DECIDUOUS TREE PLANTING

STD. No. 1101

DECIDUOUS TREE PLANTING DETAIL (Typ.)



AT GRADE



ON A SLOPE

NO.	REVISION	APRD	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

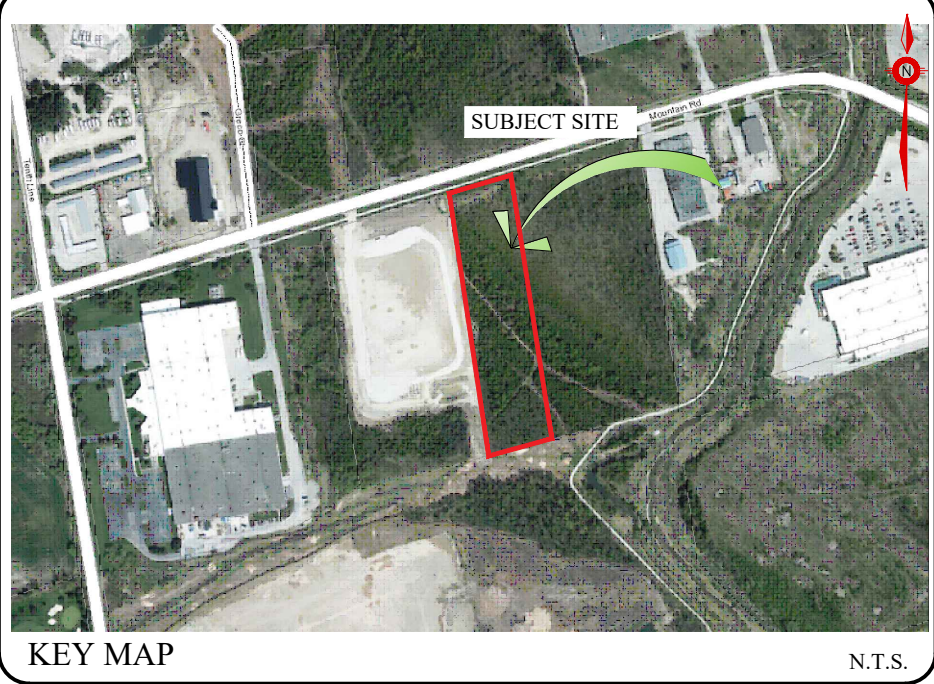
TOWN OF COLLINGWOOD

APRD: DW
DRAWN: AB
DATE: JAN/03
SCALE: NTS

CONIFEROUS TREE PLANTING

STD. No. 1102

CONIFEROUS TREE PLANTING DETAIL (Typ.)



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THIS DRAWING IS NOT TO BE SCALED.



BASE PLAN REVISED: JUNE 2022

Client info:

APPROVED

DATE



LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURE VOID IF REPRODUCED

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

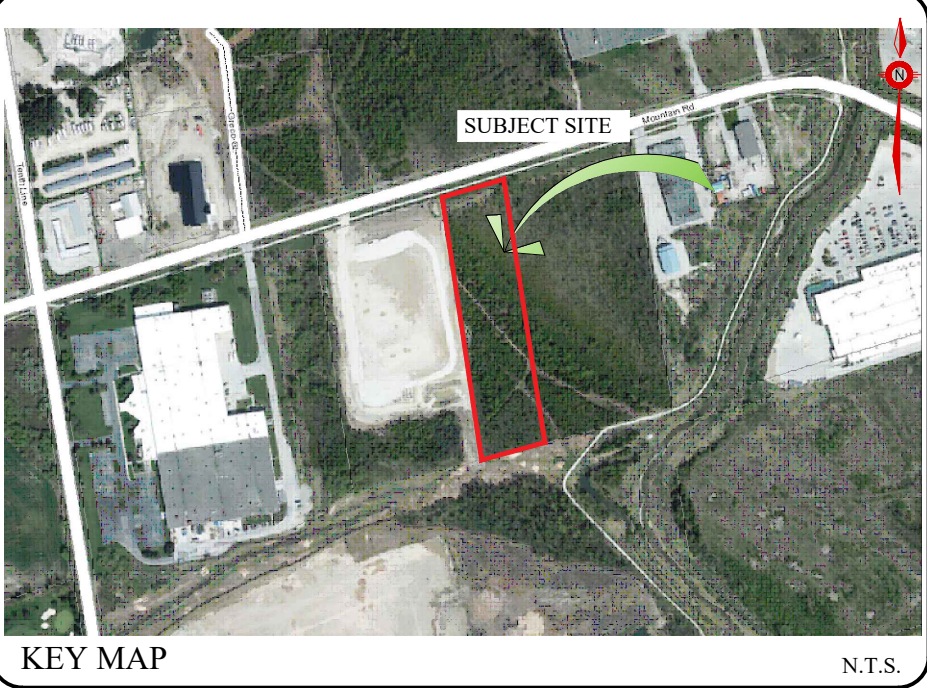
Fax: 705-722-5660
Tel: 705-722-6278

140 Mountain Rd.
Town of Collingwood

INDUSTRIAL BUILDING

PLANTING DETAILS

SCALE:	DATE:	DESIGNED BY:	REVIEWED BY:
1/25		ST	NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: ST	LP-3



GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY J.D.B. ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT OF A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 25, 2020	ST
2.	SITE PLAN REVISIONS	August 09, 2023	ST
3.	REVISIONS AS PER TOWN COMMENTS	August 31, 2023	ST
4.	SITE PLAN REVISIONS	April 9, 2024	ST
5.	REVISIONS AS PER TOWN COMMENTS	September 4, 2024	ST
6.	SITE PLAN REVISIONS	January 19, 2026	ST

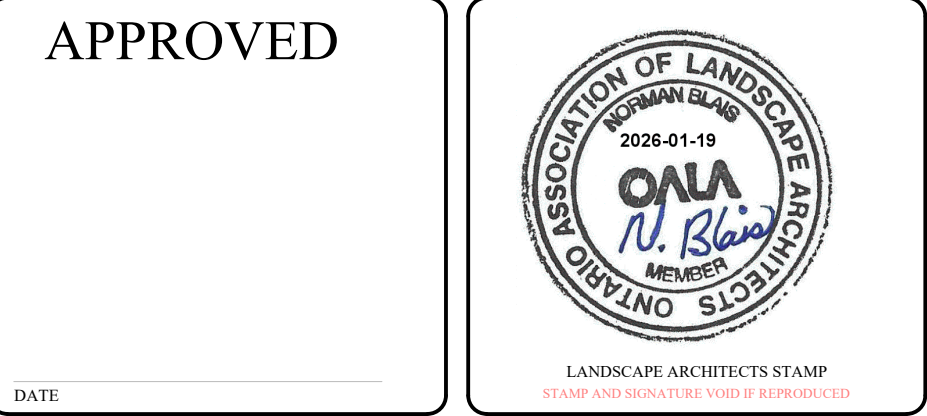
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION. DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. JDB ASSOCIATES LIMITED IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL INFORMATION SHOWN ON THE DRAWING. FOR FURTHER INFORMATION REFER TO APPROPRIATE SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORKS.

THIS DRAWING IS NOT TO BE SCALED.



Client info:



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Landscape Architects
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Barrie, Ontario
L4N 5W4

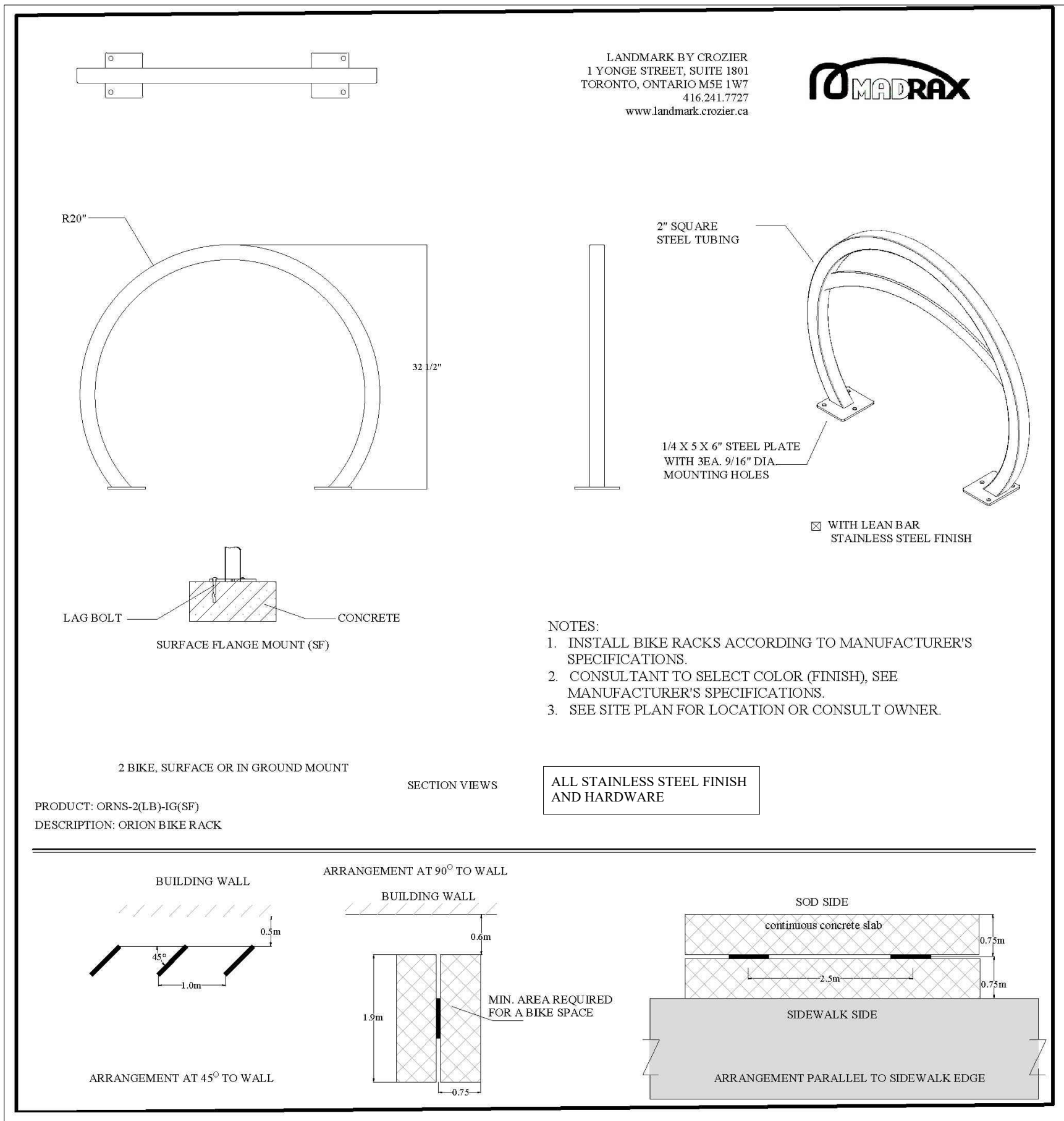
Fax: 705-722-5660
Tel: 705-722-6278

140 Mountain Rd.
Town of Collingwood

INDUSTRIAL BUILDING

SITE FURNITURE AND PAVING DETAILS

SCALE: N.T.S.	DATE:	DESIGNED BY: ST	REVIEWED BY: NB
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BIKE RACK DETAIL (Typ.)



ACCESSIBLE PICNIC BENCH DETAIL (Typ.)

Courtyard Trash Can - 32 Gallon

Elegant trash can for patios, gardens or walkways. Recommended for hotels and shopping centers.

- Glossy, premium powder-coated finish is weather resistant and long lasting.
- Durable, heavy-duty steel bar construction.
- Reusable rigid plastic liner. Easy to empty and clean.
- Flat metal lid with 13" opening.
- Coordinating *Courtyard Furniture* available.
- Recommended trash liners: Use **S-5105** or **S-2053**.

WASTE RECEPTACLE- ULINE.ca, MODEL H-3022